

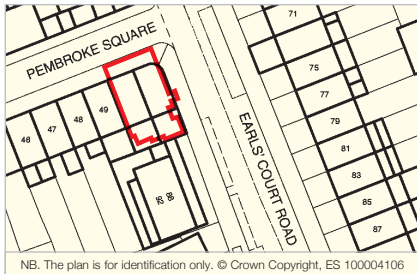
London W8

The Hansom Cab

84-86 Earls Court Road
Kensington
W8 6EG

- **Attractive Virtual Freehold Leisure Investment**
- Let to Pubs of Distinction Ltd until 2032 (no breaks)
- Affluent West Central London location some 0.5 miles from High Street Kensington and Earls Court Underground stations
- Rent Reviews in 2022 and 2027
- Current Rent Reserved
£66,000 pa⁽¹⁾

SIX WEEK COMPLETION AVAILABLE



Tenure

Long Leasehold. Held for a term of 993 years and 11 months from 18th July 2011 (thus having some 988 years unexpired) at a ground rent of a peppercorn.

Location

Kensington is a fashionable and affluent location in West Central London, located between Notting Hill and Knightsbridge. The property, which lies in a conservation area, is located on the west side of Earls Court Road, in a prominent position at its junction with Pembroke Square. High Street Kensington Underground Station (District and Circle Lines) and Earls Court Road Underground Station (Piccadilly and District Lines) are both within 0.5 miles distance. The property is situated in a densely populated residential area.

Description

The property, which is Grade II listed, is arranged on basement, ground and part first floors to provide a ground floor pub and kitchen with customer WCs to part first floor and cellarage, storage and ancillary accommodation to the basement. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following Gross Internal Areas:

Basement	162.20 sq m	(1,746 sq ft)
Ground Floor	143.35 sq m	(1,543 sq ft)
Part First Floor	21.95 sq m	(236 sq ft)
Total	327.50 sq m	(3,525 sq ft)

Tenancy

The entire property is at present let to PUBS OF DISTINCTION LIMITED, by way of a lease assignment, for a term of 19 years from 24th April 2013 at a current rent of £66,000 per annum (1). The lease provides for rent reviews in 2022 and 2027 and contains effectively full repairing and insuring covenants.

(1) The current rent is £60,000 per annum. There is a fixed uplift to £66,000 per annum on 24th June 2017. A rent deposit of £79,200 (inclusive of VAT) is held.

NB. The pub is undergoing refurbishment and is scheduled to open on 10th May 2017.

Tenant Information

Website Address: www.pubsofdistinction.com

VAT

VAT is applicable to this lot. Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 105 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Roger Hoque, Batchelors Solicitors. Tel: 0203 725 4014 e-mail: rhoque@batchelors.co.uk

